166.0	0003	0007.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 776,700 / 776,700
					USE VALUE: 776,700 / 776,700
					ASSESSED: 776,700 / 776,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAWCEWICZ MARIA H & TADEUSZ		
Owner 2:			
Owner 3:			
Street 1:	49 OAKLAND AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	LAWCEWICZ MARIA H -
Owner 2:	-
Street 1:	49 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,421 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Vinyl Exterior and 1673 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9421.000	279,800	5,100	491,800	776,700
Total Card	0.216	279,800	5,100	491,800	776,700
Total Parcel	0.216	279,800	5,100	491,800	776,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.26 | /Parcel: 464.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	110016
GIS Ref	
GIS Ref	
Insp Date	06/01/18

!12868!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 166.0-0003-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,800	5100	9,421.	491,800	776,700	776,700	Year End Roll	12/18/2019
2019	101	FV	213,100	5200	9,421.	491,800	710,100	710,100	Year End Roll	1/3/2019
2018	101	FV	209,800	5200	9,421.	435,600	650,600	650,600	Year End Roll	12/20/2017
2017	101	FV	209,800	5200	9,421.	365,400	580,400	580,400	Year End Roll	1/3/2017
2016	101	FV	209,800	5200	9,421.	365,400	580,400	580,400	Year End	1/4/2016
2015	101	FV	205,000	5200	9,421.	316,200	526,400	526,400	Year End Roll	12/11/2014
2014	101	FV	205,000	5200	9,421.	305,600	515,800	515,800	Year End Roll	12/16/2013
2013	101	FV	205,000	5200	9,421.	290,900	501,100	501,100		12/13/2012

PRINT

Date	Time
12/11/20	02:53:56

LAST REV

Date	Time
06/29/18	10:51:59
apro	
12868	

USER DEFINED

Prior Id # 1:	110016
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAWCEWICZ MARIA	60468-596		11/13/2012	Convenience	1	No	No		
	19364-133		9/1/1988		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2018	202	Insulate	6,911	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	MEAS&NOTICE	BS	Barbara S
12/22/2008	Entry Denied	336	PATRIOT
1/19/2000	Inspected	264	PATRIOT
12/17/1999	Mailer Sent		
12/6/1999	Entry Denied	243	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9421		Sq. Ft.	Site		0	70.	0.75	8									491,839						491,800	

Total AC/HA: 0.21628 | Total SF/SM: 9421 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 491,839 | Spl Credit | Total: 491,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	9 - Crawl Space		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27761507
Const Adj.:	0.99989998
Adj $ / SQ:	172.461
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380183
Depreciation:	100368
Depreciated Total:	279815

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

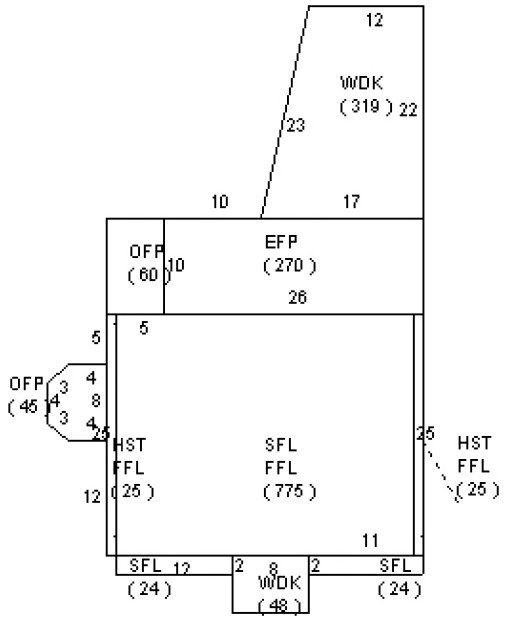
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.46
Special Features:	0	Val/Su Net:	115.86
Final Total:	279800	Val/Su SzAd	167.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	825	172.460	142,280
SFL	Second Floor	823	172.460	141,935
WDK	Deck	367	8.720	3,202
EFP	Enclos Porch	270	37.300	10,072
OFP	Open Porch	105	32.210	3,382
HST	Half Story	25	172.460	4,312

Net Sketched Area:	2,415	Total:	305,183

Size Ad	1673	Gross Are	2440	FinArea	1673

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0003-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X24	A	AV	1955	23.68	T	40	101			4,100			4,100
22	Wood Deck	D	Y	1	6X19	A	AV	1970	14.77	T	39.2	101			1,000			1,000

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100